

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Jack Downing, Andy Kohlhofer, Selectman Leon Holmes Sr, and Building Official Bob Meade

This meeting was live broadcast on FCTV channel 22.

Mr. Barham opened the meeting at 7:00 pm.

### **1. MINUTES**

Mr. Karcz made a motion to accept the minutes of the November 4, 2015 Planning Board meeting, Mr. Downing seconded with all in favor.

Members reviewed notes from the Site Walk of Saturday November 14, 2015. Everyone agreed to attach the site walk minutes to the Planning Board minutes. Mr. Holmes Sr made a motion to approve the site walk minutes for 11/14/2015. Mr. Karcz seconded with unanimous approval.

Mr. Barham reminded everyone that there is a site walk at 12 Route 125 in Kingston to see what Mr. Galloway does there.

Discussion turned to whether this demolition processing should be a major or minor site plan review? Continued with use, wet areas, Mr. Holmes Sr brought up that the actual site looked smaller than the three acres shown on the plans. Mr. Holmes also mentioned that a lot of other sites are doing this. Mr. Meade mentioned that he had sent a letter to DES (besides speaking to three people up there) as requested. He also e-mailed Dan Tatem and followed up with Eben Lewis, both are on vacation. There was a question as to where the tailings actually are for Seacoast Farms. Mr. Holmes stated that he just wants everything done right. It was also mentioned that perhaps another site walk is appropriate and have Mr. Galloway mark out the actual area to be used. It was suggested and then decided that we have them submit a new Major site plan for this new operation, amend the gravel operation plan as well amending Seacoast Farms plan. It seems to make the most sense.

### **2. CAPITAL IMPROVEMENTS PLAN (CIP)**

The first CIP meeting was held on Monday November 16, 2015. Roger Barham gave an update on the Committee's progress. He spoke about that meeting dealing with the Conservation Commission and Board of Selectmen. A roof, generators and bridges came up. The Martin Road bridge engineering was supposed to be done this year but NH DOT is busy and behind and has not issued approval for the Bridge Aid Funds. The Town will need to come up with and put aside money for other bridge improvements (and the twenty percent for this one). The next CIP Meeting will be held on Monday December 7, 2015 at 7:00 pm in the first floor meeting room at the Town Hall. Should cover Highway, Police and Fire. The third meeting will be held on Monday December 14, 2015 at the Fremont Public Library at 7:00 pm.

### **3. BUILDING INSPECTOR'S REPORT**

Mr. Meade had asked Dan Perry about completing Thunder Road. Mr. Perry had planned to have it started today but after hearing from Caron Engineering he needs to bring the gravel up and has it scheduled later.

Approved 12/02/2015

Someone came in hoping to approach the Planning Board about a dog kennel where the provider was (827 Main Street).

A letter went out to Mr. Suprenant about his business on Whittier Drive.

Mr. Woodman had come in and was told that he needed to complete the permit he has before coming in to see about any future additions. Mr. Woodman will be working on completing the outside stairs to close out his permit.

Mr. Bryant asked about moving and enlarging the parking area at 272 Main Street. Mr. Meade told him this three family is commercial property and he would need to come in and speak to the Planning Board.

Mr. Meade mentioned that Ms. Forster would like to put an addition on her home at 28 Main Street, but it was found the home was not built out of the setbacks and the property had been subdivided in 1999 making two new lots. They need to go before ZBA for a Special Exception and an Equitable Waiver.

Someone will be coming in to see about purchasing 77 South Road and how many animals they can have. They plan on two horses but a number of chickens. This is a land use issue not building. Most felt that chickens did not have the same impact as horses or other large animals.

Tiffany Lee Homes, Mr. Tilton, has purchased the recently subdivided lots off Kelsey Drive and Main Street.

Ms. Rowden has covered the Land Use office for the past two Tuesdays.

**HAZARD MITIGATION PLAN**

Rockingham Planning Commission Planner Theresa Walker has been working with Town Officials on the mandated update to Fremont’s Hazard Mitigation Plan (required every five years by FEMA). The Selectmen held a public hearing on Thursday November 12<sup>th</sup> and there is a 30 day comment period. Copies of the Plan were distributed. Any comments are due in writing to Heidi Carlson by December 12, 2015. Mr. Meade gave highlights. Mr. Kohlhofer asked for copies for all members.

**MASTER PLAN**

The Energy Chapter was provided by Jenn Rowden last week and was circulated to the Energy Committee at their meeting last night.

**ZONING ORDINANCE RECODIFICATION**

Updates – Ms. Rowden has got this to flow better and can fill us in at the next meeting.

There are no Zoning warrant articles to vote on this year. Mr. Kohlhofer would like to look at the Planning Board making more decisions and speed up the process for some areas (like commercial) and not have to go before Zoning.

**4. OTHER BUSINESS**

Mr. Barham brought up the annual report and a need for a shopping list for next year. Someone mentioned that Mrs. Bolduc had a file/wish list somewhere.

Approved 12/02/2015

**5. INCOMING CORRESPONDENCE**

1. Engineering Report from Lou Caron re: Thunder Road Bond, Mr. Meade covered this in his report.
2. Rockingham County Conservation District News
3. Current budget report, Mr. Barham went over the budget and gave a summary.
4. Tuesday December 1<sup>st</sup> is the Town employee/volunteer holiday gathering.

**Next regular meeting:** December 2, 2015 / Public Hearing Continuation – Galloway Site Plan – New application, amend Seacoast Farms and amend Galloway excavation plan. Mr. Barham will speak with Ms. Carlson later and Mr. Galloway at the next site meeting which will be held on Saturday November 21, 2015 at 9:00 am at the Galloway Site in Kingston, located at 12 Route 125.

The memo about televised meetings was brought up. It was suggested that an additional microphone be put in the back or a wireless microphone be purchased. There were concerns about funds. Mr. White came in and clarified this. He talked about flat microphones. It was mentioned that having the microphones on the table were in the way. The renovation came up which may change things.

With no further business to come before the Board, Mr. Karcz made the motion to adjourn at 8:15 pm. Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Bob Meade  
Building Inspector / Code Enforcement Officer

**ACTION ITEMS**

Mr. Galloway